



Oakleigh

45 Swansfield Park Road, Alnwick



Oakleigh, 45 Swansfield Park Road, Alnwick, Northumberland, NE66 1AR

An attractive and substantial four bedroom, Edwardian stone built detached house, circa 1903, with an approx. 0.25 acre garden site backing onto Swansfield Park - lovely private and mature rear gardens, with a block paved driveway with parking for 4-5 cars, leading to a detached single garage with workshop and garden store. Viewing essential.

Oakleigh is a characterful detached period house, and much loved family home for over 35 years, with generous accommodation set over two floors. The house is marked in Alnwick history as the home of William Hardy, of the famous local fishing family, in the 1920's. The house is ideally located on the much sought after Swansfield Park Road, close to Swansfield Park and local schools, and within walking distance of local amenities and the town centre.

The house has retained many original features including; sash windows, a decorative tiled floor to the vestibule, lincrusta to the hallway and staircase, stripped pine & latch doors and a lovely wood balustrade staircase, cast iron fireplaces, ceiling coving and deep skirtings. The house has been well maintained throughout with a new roof to the house and garage in 2010, and secondary glazing added to the sash windows.

Ground floor - Vestibule with the original tiled floor and heavy oak front door | Reception hallway with a lovely balustrade staircase to first floor, useful downstairs storage | Generous sitting room with a square bay window to the front, cast iron fireplace, a decorative stained glass window to the side and built in bookshelves and a glazed cabinet to the wall | Versatile second room, currently used as dining room, with large bay window to the front, an open fire set into a brick fireplace with a wood surround and small recessed shelves | Excellent family kitchen /breakfast room with three windows overlooking the rear garden - the kitchen is fitted with a range of bespoke wood cabinets with an inset sink, an electric range cooker, plumbing for a dishwasher and space for a fridge/freezer | Utility room fitted with cabinets, the gas boiler to the wall, plumbing for a washing machine, and space for a tumble dryer - a door opens to the rear garden.





First floor - First floor landing with a large sash window to the front elevation | Double bedroom one, with windows to the front and a built in double door wardrobe | Double bedroom two with windows to the front elevation, a cast iron fireplace and built in cupboard | Double bedroom three overlooking the rear garden, with a cast iron fireplace and original cupboard | Bedroom four /study overlooking the rear garden | Separate WC | Family bathroom comprising; double ended bath, separate corner shower, wash hand basin in a vanity cabinet and WC.

Externally - To the front, there is a lawned garden with mature trees and shrubs, and a stone wall | Pillared entrance to the long block paved driveway running along the side of the house, leading to an extensive parking area to the rear | Detached single garage with two attached stone store/outhouses | Beautiful mature and well stocked garden with a central lawn, specimen trees and planted borders, as well as a Greenhouse and vegetable beds | Outside water tap.

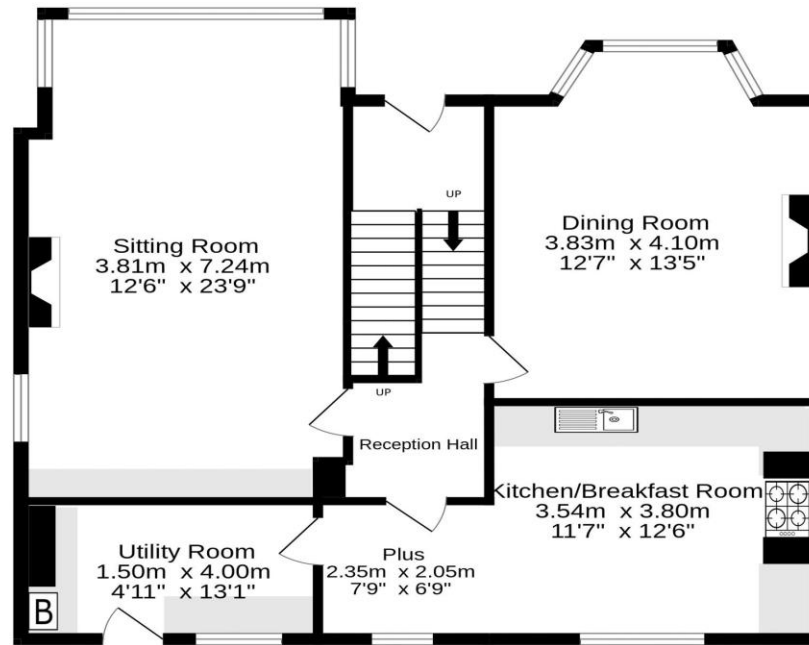
Alnwick town centre has a wide variety of independent shops, cafes, bars/restaurants and Boutique hotels, a weekly market, Alnwick Playhouse/Cinema and excellent leisure facilities. Central to the town is the historic Alnwick Castle, with lovely walks on the Pastures and Hulne Park, with the Alnwick Garden and Lilidorei visitor attractions close by. The Northumberland Heritage Coastline is a short drive, as is the main line Railway Station at Alnmouth with direct regular services to Newcastle Central, Londons King Cross and Edinburgh Waverley stations.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band D | EPC: E

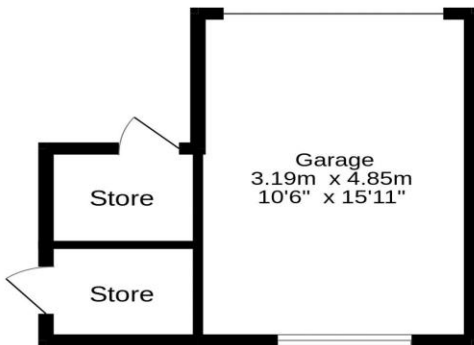
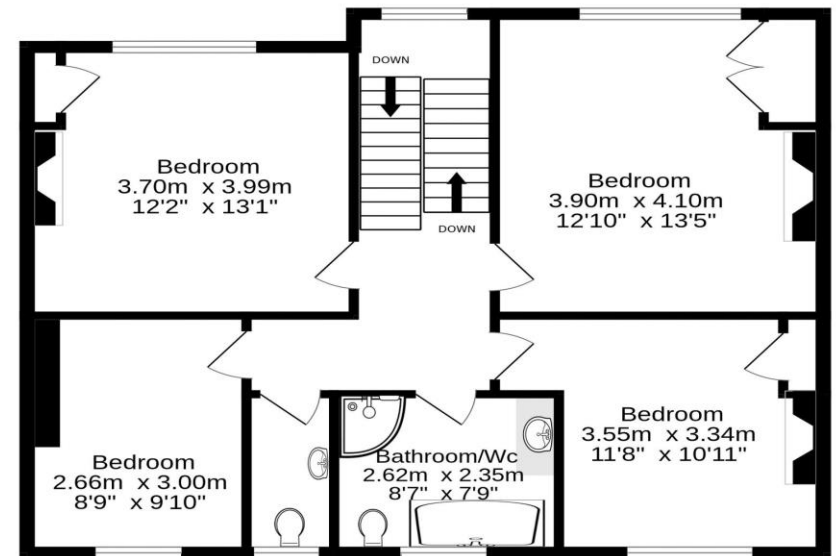
Price Guide: Offers Over £635,000







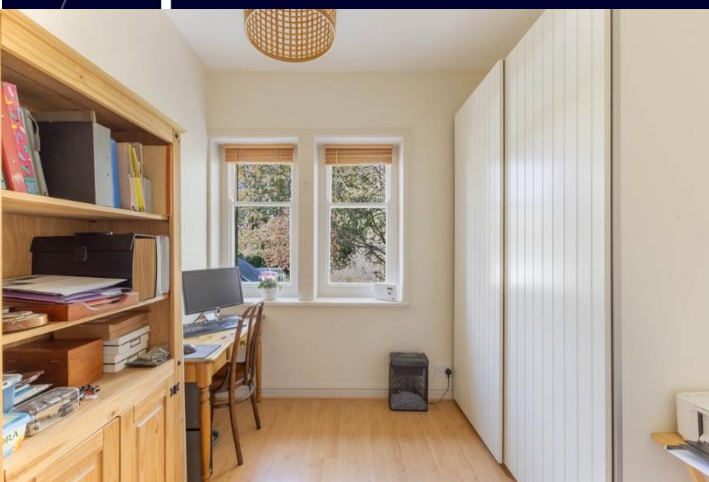
Ground Floor
99.0 sq.m. (1065 sq.ft.) approx.



1st Floor
70.3 sq.m. (757 sq.ft.) approx.

TOTAL FLOOR AREA : 169.3 sq.m. (1822 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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